

CHAPTER EIGHT

POLICIES FOR CHRISTIAN COUNTY

Section 8-10 Policies for Christian County

Policy I. Water Quality - Good water quality is important to Christian County's residents who use the rivers and streams for their own recreational pastimes and to everyone in Christian County and downstream whose drinking water supply may be affected by surface or groundwater pollution. The wide spread and previously little controlled use of individual wastewater treatment facilities (septic tanks and lateral fields) may result in pollution of aquifers which could threaten the health of the residents of Christian County.

Policy II. Environmental Policies - It should be understood that environmental abuse can become a taxpayer's issue. Building in the flood plain, for instance, or building construction that dramatically increases stormwater runoff leads to situations where all taxpayers must bear the costs of disaster assistance or of repairs to roads damaged by increased runoff.

Policy III. Land Use Compatibility - Assuring the compatibility of neighboring land uses is the traditional function of zoning. These policies encourage land use compatibility. And because they assess several elements of compatibility for each proposed use, they will be more effective in doing so than a traditional zoning ordinance that simply assumes that all uses permitted in the same district are automatically compatible. Some of these policies also require affirmative action to assure compatibility - the mitigation of potential nuisances or the provision of screening and buffering.

Policy IV. Local Economic Development - These policies are intended to make economic development a consideration in land use decisions. Existing agricultural and industrial operations, both of which are quite limited in Christian County, are given additional protection from the intrusion of incompatible uses. Developments that would create new permanent jobs in basic industries are encouraged.

Policy V. Site Planning, Design, and Use

Policy VI. Commercial and Industrial Development - Existing Commercial and Industrial Development, with some exceptions, is scattered along highways. These policies offer some ways of encouraging more functional, attractive, and successful Commercial and Industrial Development patterns.

Policy VII. Services, Capacity, and Access - These policies are intended to assure that the residents and users of all new developments have adequate access to necessary utilities and public services.

Policy VIII. Internal Improvements - Taxpayers should not be required to subsidize the activities of land developers, but they often do so in communities where developers are not required to provide adequate improvements. The construction, warranty, dedication, maintenance, and financing of improvements is covered in Chapter Twelve, which requires installation of all improvements in a project at the developer's expense and before use / occupancy.

Policy IX. Open Space - Density - There is several ways of assessing a development's density or intensity of land use. Lot size, lot coverage, and floor area ratio are the most common. For rural areas where water quality, scenic beauty, and other environmental concerns are the major planning issues, lot coverage in impervious surfaces is an excellent measure of land use intensity. It reflects a development's potential impact on its environment more directly than other land use intensity measures and has the added advantage of applying equally well to all kinds of development—residential, commercial, and industrial.

Policy X. Solid Waste Disposal - All developments shall provide a written agreement with a solid waste disposal company.